

SUBJECT	Client: GREEN TREE Loan Number: 97509629 Borrowers Name: DORIS BARNETT Loan Balance: Not Provided Submitted Value: Not Provided	Report Date: 6/20/2011 Batch: Address: 101 STREETER RD City, State Zip: RAEFORD, NC 28376 County: Hoke Agent: ROBERT WHITE Office: Mutual Ltd realty and Insurance Agency Phone: (910) 864-2236
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EVALUATION	CollateralPT Value: \$71,900 CollateralPT Variance: N/A CollateralPT Value LTV: N/A Submitted Value LTV: N/A
	<p>Comments: Review of aerial map indicates the subject is located within a rural area, characterized by low population density, large tracts of open space and farm land. Review of public records indicated limited data due to remoteness of subject's market and resulted in distant comp selection. The comparables presented within this analysis appear to be reliable indicators of value for the subject property...(more in addendum)</p>
RISK	Quick Sale: \$53,925

AUTOMATED VALUE INDICATORS	Collateral <input checked="" type="checkbox"/> Subject Has Fair Marketability	Market No Market Risk Indicators Detected
	<p>AVM Value: Confidence: Low: AVM is unavailable. Model: High:</p> <p>Comparable Sales Value: \$69,471.67 <i>Indicated value based on weighted comparable sales.</i></p> <p>Comparable Sq. Ft. Value: \$74,317.13 <i>Indicated value based on price per sq. ft. of selected comps weighted by relevance * GLA of subject</i></p> <p>Market Appreciation Value: \$0.00 <i>Indicated value based on subject's last known Sale Price * Average Market Appreciation in subject neighborhood since sale</i></p>	<p>Weight: Weak The subject's features were bracketed by comparable properties and comps appear to be reliable indicators of the subject property.</p> <p>Weight: Average The subject's GLA was bracketed by comp selection and falls within a reasonable range.</p> <p>Weight: Weak NA.</p>

Estimate of the property's market value provided reflects subject's actual physical condition, use and zoning designation as of the effective date of this evaluation. Use and zoning verified as available. Property's actual physical condition was obtained from an on-site inspection performed in conjunction with this evaluation. Supporting photos were taken at time of inspection. Analysis performed includes selection and weighting by relevance of comparable sales and listings and market indexes with the Final Market Value produced by multiple proprietary algorithms using the selected inputs. Supplemental information that was considered includes aerial mapping, various market analytics, conditions and factors as well as public and MLS property transaction data.

While deemed reliable, this report is not a real estate appraisal and therefore neither PRO TECK VALUATION SERVICES nor the agent conducting this report shall be held liable for any information provided.
6/24/2011 3:26:30PM PCN:2563068

COLLATERALPOINT20091117CBC

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SUBJECT AND MARKET DATA	Subject Characteristics		Neighborhood Characteristics	
APN	584940001141		Number of competing neighborhood listings	0
Inspection type	Exterior		Number of neighborhood REO/Corporate listings	0
Date of inspection	06/20/2011		REO/Corporate listing percentage	N/A
Condition	Average		Current marketing time in this area	120
Land use	MANUFACTURED HOME		Employement conditions	Stable
Property type	Manufactured Home		Number of boarded and/or vacant homes	0
Condo/Association fees:	N/A		Rural indicator	YES
Fee includes:	N/A		Neighborhood type	Residential
Stories	1		Percent owner occupied:	82%
Units	N/A		Percent renter occupied:	18%
Year built	1998		Percent SFR:	0%
Occupancy	Occupied-Unknown		Percent condo:	0%
Rooms/Beds/Baths	6/3/2		Average number of rooms:	6
Fireplaces	0		Avg price per sq. ft.	\$45.00
Pool	NO		Market rent	\$550
Living area	1782		Neighborhood Values	
Price per sq. ft.			Low Price:	\$35,000
Estimate repair costs	\$500		High Price:	\$125,000
Subject Marketability			Average Price:	\$70,000
The subject is	Appropriate Improvement			
Marketability of subject is	Fair			
Comments: The subject property is a manufactured home, located in a rural area. The main access is by a dirt road that does not look well maintained. The neighborhood has mixed residency with manufactured homes and site built homes within a half mile of each other. It is rural area with mixed uses. Well traveled road transverse the area, that is within walking distance from the home..				
Repair comments: The only problem that I saw was unlevel areas of the road that leads to the dwelling keeping a car from bottoming out.				
FORECLOSURE AND SALE HISTORY	Subject Foreclosure/Sale History		Neighborhood Foreclosures and Sales	
	Foreclosure sale in last 3 years	No	Number of recent foreclosures	1
Pre-Foreclosure sale in last 3 years		No	Number of recent sales	0
Transfer activity in past 3 years		No	Foreclosure percentage	N/A
Multiple sales in any 90-day period		No		
Subject Sales History/Appreciation		Flip Indicator (appreciation of neighborhood properties sold multiple times within past 3 years)		
Most recent sale price	\$0	Indicator	1 Year	2 Years
Most recent sale date	11/30/1995	Multiple Sales	N/A	N/A
Appreciation vs user submitted value	N/A	Appreciation of Multiple Sales	N/A	N/A
Zip appreciation for same period	N/A			
Current market conditions	Static			
Prior Sale Price	N/A			
Prior Sale Date	N/A			

PRIOR LISTING AND SALES HISTORY

MLS#	Listed By	Phone	Status	Status Date	List/Sale Price
No details available					

Listing History Comments:

ADDENDUM
 Overall Comments Additional: Review of aerial map indicates the subject is located within a rural area, characterized by low population density, large tracts of open space and farm land. Review of public records indicated limited data due to remoteness of subject's market and resulted in distant comp selection. The comparables presented within this analysis appear to be reliable indicators of value for the subject property. Suggested value appears reasonable based upon the comparables.

SUBJECT

Address Type (MLS - #)	Built	Style/# Stories Rooms/Bed/Bath	GLA Lot (Sqft)	Bsmt/Garage Loc/Cond	Dist \$/sft	Satellite/Birdseye Imagery (DOM)
101 Streeter Rd , Raeford Sale	1998	mobile home 6/3/2.0	1782 121968	none/none AVG/AVG		

Comments: The subject property is a manufactured home, with a brick foundation. It has a covered porch on the front. It is located in an isolated rural area. There were no major deficiencies noted at the time of inspection.

COMPARABLES (provided by local real estate broker/appraiser)

Address Type (MLS - #) / Sales Type	Built	Style/# Stories Rooms/Bed/Bath	GLA (Sqft) Lot (Sqft)	Bsmt/Garage Loc/Cond	Dist \$/sft	Orig. List Prc Prob. Sale Val	Sold/List Date (DOM)
104 Village Ln , Raeford Sale (MLS - 354150) / Foreclosure	2002	mobile home 6/3/2.0	1674 20038	none/none AVG/fair	15.329 \$26.40	\$56,900.00	02/23/2011 (120)

Comments: Spacious home with open floorplan All financed offers require Bank of America pre-qual letter. Cash offers req proof of funds. Addendums required. Please allow 2 to 3 days for seller response . Call Agent prior to offer. Vendee info in MLS file cabinet.

117 Franklin Rd , Raeford Sale (MLS - 345206) / Short Sale	2001	mobile home 6/3/2.0	1836 21780	none/none AVG/good	15.422 \$21.79	\$59,000.00	07/09/2010 (95)
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Comments: Seller makes no representations or warranties as to condition of property; improvements or appurtenances. property is saold as is where is "SHORT SALE"

110 McIver Rd , Raeford Sale (MLS - 348974) / Fair Market	2005	mobile home 6/3/2.0	1620 21780	none/none AVG/good	15.303 \$51.48	\$83,400.00	11/19/2010 (127)
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Comments: FRESH AS A DAISY! THIS ONE IS READY FOR YOU TO PACK YOUR BAGS AND MOVE IN. LOTS OF NEW UPDATES, FENCED YARD, COVERED FRONT PORCH, REAR DECK AND PORCH, SPACIOUS HOME OPENED FLOOR PLAN, NICE COLORS. MUST SEE

2505 Aberdeen Rd , Raeford Active (MLS - 363926) / Fair Market	1988	mobile home 6/3/2.0	1640 62726	none/none AVG/Good	3.984 \$73.17	\$120,000.00	04/18/2011 (63)
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Comments: 1.44 ACRES W/LARGE SHOP. BEAUTIFUL 3BR/2BA, LIVING ROOM,DEN W/FP AND BUILT-INS.LARGE DECK. COVERED PORCH.

MASTER HAS WALK-IN CLOSET, GARDEN TUB,SEP SHOWER.SHOP HAS OFFICE AND BATH.

204 Manning Rd , Raeford Active (MLS - 365562) / Fair Market	2002	mobile home 6/3/2.0	1680 21780	none/none poor/AVG	15.457 \$50.12	\$84,200.00	05/11/2011 (40)
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Comments: SPACIOUS HOME LIKE NEW! 3 BEDROOMS HUGE LIVINGROOM WITH FIREPLACE. NEW CARPET, FIXTURES, DOORS, PAINT AND NEW LANDSCAPING IT IS MOVE IN READY. THIS HOME IS ON A NICE LEVEL LOT, CONCRETE DRIVE, PATIO ON FRONT, CEILING FANS, GARDEN TUB IN NICE SIZE MASTER

179 Country Cv , Raeford Active (MLS - 363103) / Fair Market	2000	mobile home 6/3/2.0	1640 39204	none/none AVG/good	6.573 \$41.46	\$68,000.00	04/04/2011 (77)
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Comments: Country living in this spacious double wide. Just under an acre lot. Would be great for an investor.



Subject Photo, Front #1 : 101 Streeter Rd :



Address Verification Photo #1 : 101 Streeter Rd :



Street Scene #1 : 101 Streeter Rd :



MLS Comparable Sale #1 : 104 Village Ln :



MLS Comparable Sale #2 : 117 Franklin Rd :



MLS Comparable Sale #3 : 110 McIver Rd :



Property of Fly-It-Ville Mfg.

MLS Comparable Listing #1 : 2505 Aberdeen Rd :



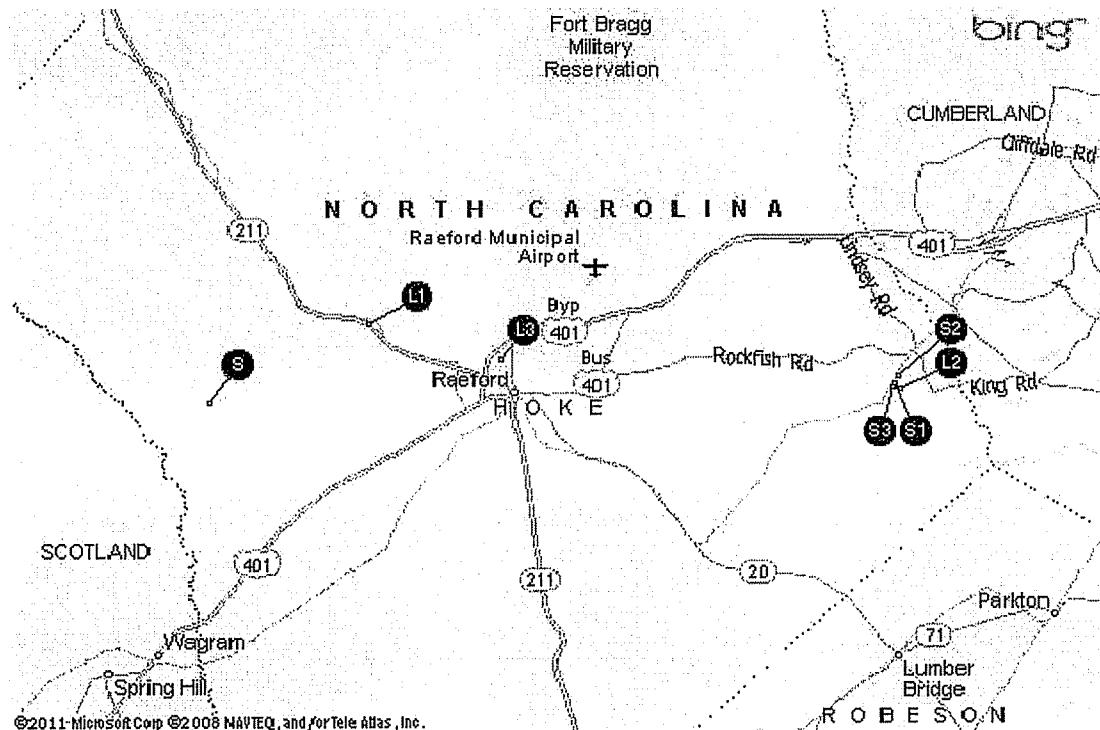
Property of Fly-It-Ville Mfg.

MLS Comparable Listing #2 : 204 Manning Rd :



Property of Fly-It-Ville MLS

MLS Comparable Listing #3 : 179 Country Cv :



Street Map Of Subject (Optional) #1 : 101 Streeter Rd : Subject & Comp Map
S : Subject - 101 STREETER RD



with site inspection

- S1: sold - 104 VILLAGE LN
- S2: sold - 117 FRANKLIN RD
- S3: sold - 110 MCIVER RD
- L1: Listing - 2505 ABERDEEN RD
- L2: Listing - 204 MANNING RD
- L3: Listing - 179 COUNTRY CV

Residential Property Record Card - Hoke County, North Carolina				Class: 2	Occupancy: 30	Card 1 of 1
Property Location: 101 Steeter Circle		PIN No: 584940001141		Account No: 108709		
Current Owner:		Previous Owner History:		Miscellaneous:		
		Name: McMillian, Doris P.o. Box 954 Raeford Nc 28376-0000	Deed: 355/528	Date: 01/01/1996	Deed Info: 355 /528	Zoning:
Notes:				Living Units: 0	Census Trct: 5	Assessed Information:
		#9 Str. McMillian 3131	Date: Dw As Real For 2002	Time:	ID: Activ	Entrance Code:
Sales History:		Entrance Information:	Effective DOV: 1/1/2006	Value Flag: COST VALUE	MRA:	Market:
Book/Page:	Date: 00/00/2000	Price:	Type:	Validity:	Estimates	Manual Override Reason:
		Permit Information:	% Conn.			
Date:	Permit #:	Price:	Purpose:	0	Weighted:	
0				0		
Land Information:		Appraised Value:	*	Prior		
Type:	Size:	Grade:	Influence Factor:	Land:	8,050	6,190
Bldg Site	A	1 0	0	Building:	56,780	47,780
Undeveloped	A	1.8 0	0	Total:	64,830	53,970
				Assessed Information:		
				Value:	64,830	
Total Acres for this Parcel:		2.8	Total Land Value:	8,050		
Out Building Information:		Value:				
Type:	Ory:	Year:	Size:	Grade:	Cond:	% Good:
	0	0	0	0	0	0%
	0	0	0	0	0	0%
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No Picture Available						
Total OBY for this card		0	0	0	0	0



Cole-Layer-Trumble Company

Printed Tue, Mar 15, 2011

Inspection witness by:

Property Location:
101 Steeter Circle

Residential Property Record Card - Hoke County, North Carolina

PIN No: 584940001141
Account No: 108709

Class: 2 Occupancy: 30 Card 1 of 1

Dwelling Information		Replacement Costs	
Style:	Manufct Home	Base Price:	53,280
Condo Style:		Additions:	5,400
Exterior Walls:	Alum/Vinyl	Unfinished Area:	0
Story Height:	1.0	Basement:	0
Attic:	None	Attic:	0
Interior/Exterior:		Plumbing:	2,400
Basement:	Crawl	Heating A/C Adj.:	3,440
Bsmnt Garage:	0	FBLA:	0
Rec Room size:	0	Rec Room:	0
FBLA size:	0	Fire Place:	0
Unfinished Area:	0	Basement Garage:	0
Unfurnished Apts:	0	Exterior Trim:	
WB Fireplace:	Stacks 0	Subtotal:	64,520
MTL Fireplace:	Stacks 0	Grade Factor:	1.00
Heating Type:	Openings 0	C & D Factor:	0.00
Fuel:	Htac	Total RCN:	64,520
Heating System:	Electric	Percent Good:	0.88
Year Built:	1998	Market Adj.:	0.00
Eff. Yr Built:	0	Total RCNLD:	56,780
Ground Flr Area:	1782		
Tot Living Area:	1782	Low 1st	37
Grade:		2nd	192
Condition:	AV	3rd	5400
CDU:		Area	
Building Notes:			
Low 1st 2nd 3rd Tot			
Comparable Sales Summary		Parcel ID	
Rooms:	0	Location	
Bedrooms:	0		
Full Baths:	0		
Half Baths:	0		
Add'l Fixtures:	0		
Owner/Values: Includes all Land/Buildings/OBys for this Parcel		Parcel ID	
Current Cost		Market Income	
Land:	8,050	Market	6,190
Building:	56,780	Income	47,780
Total:	64,830	Prior	53,970